



Subject Property Location

Report Date: 05/23/2017

Property Address 317 MALLARD CT
City, State & Zip PLEASANTVILLE, NJ 08232
County ATLANTIC COUNTY
Mailing Address 317 MALLARD CT, PLEASANTVILLE, NJ 08232-1253

Order ID: R1018818

Property Use Single Family Residential
Parcel Number 19 00403-0000-00020

Valuation Results

Estimated Current Value	As of 05/23/2017	\$106,000
Forecast Standard Deviation	31	Confidence Score 69 Confidence Level Low
Estimated Value Range	\$73,140 - \$138,860	

Ownership Information

Owner Name(s)	MUHAMMAD, SONIA M	Sale Date	
		Recording Date	
Sales Price		Recorder Doc #	

Property Characteristics

	Bedrooms		Year Built	2000	Living Area (SF)	918
	Bathrooms		Garage		Price (\$/SF)	
	Partial Bathrooms		No. of Cars		Lot Size (SF/AC)	8,398/.19
	Total Rooms		No. of Stories	1.5 Story	Fireplace	
	Type Construction	Frame	No. of Units	1	Pool	
	Ext Walls		No. of Buildings		Heating	
	Roof Cover		Basement		A/C	
	Foundation		Style		Elevator	
	Property Use	Single Family Residential			Zoning	R-50

Assessment & Taxes

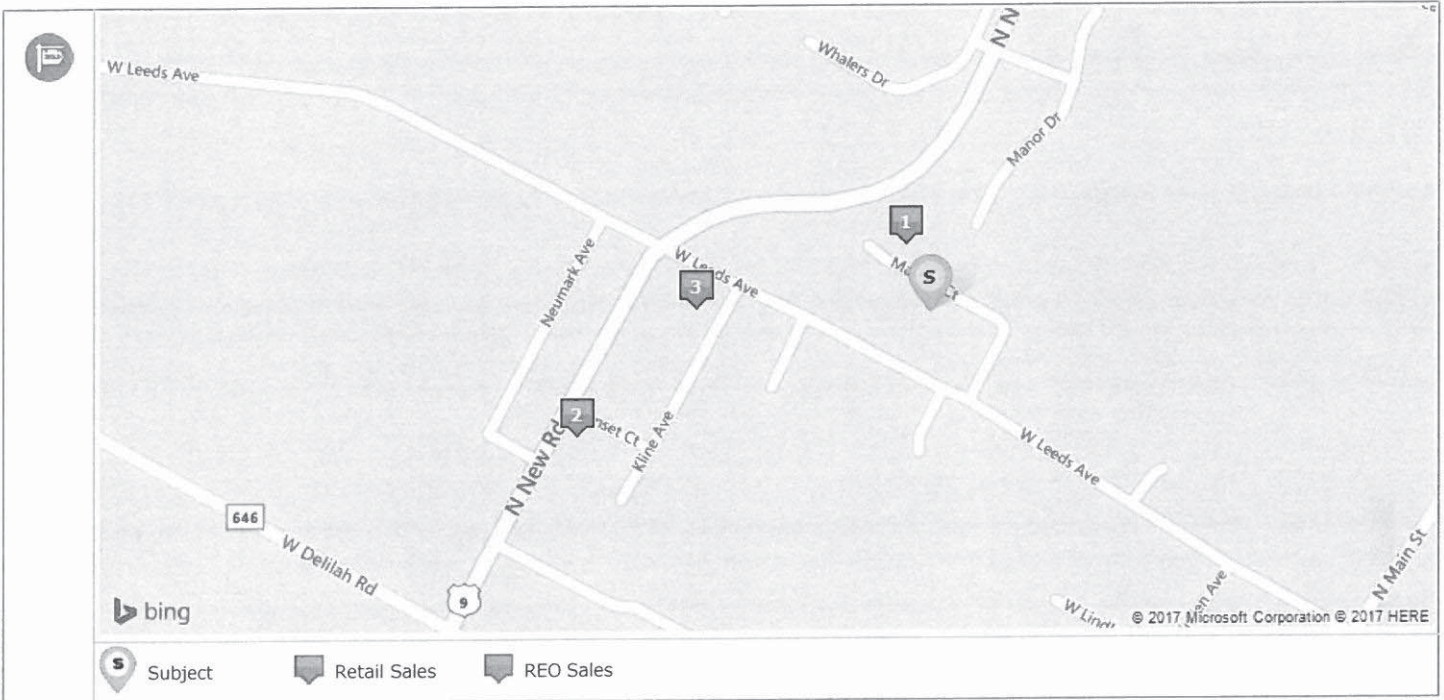
	Assessment Year	2016	Tax Year	2015	Tax Exemption	
	Total Taxable Value	\$143,500	Tax Amount	\$5,492	Tax Rate Area	
	Land Value	\$44,100	Tax Account ID			
	Improvement Value	\$99,400	Tax Status			
	Improvement Ratio	69.27%	Delinquent Tax Year			
	Total Value		Market Improvement Value			
	Market Land Value		Market Value Year			

Neighborhood Alerts

6/23/2015 - New Jersey Severe Storm 1/22/2016 - Severe Ice Storm

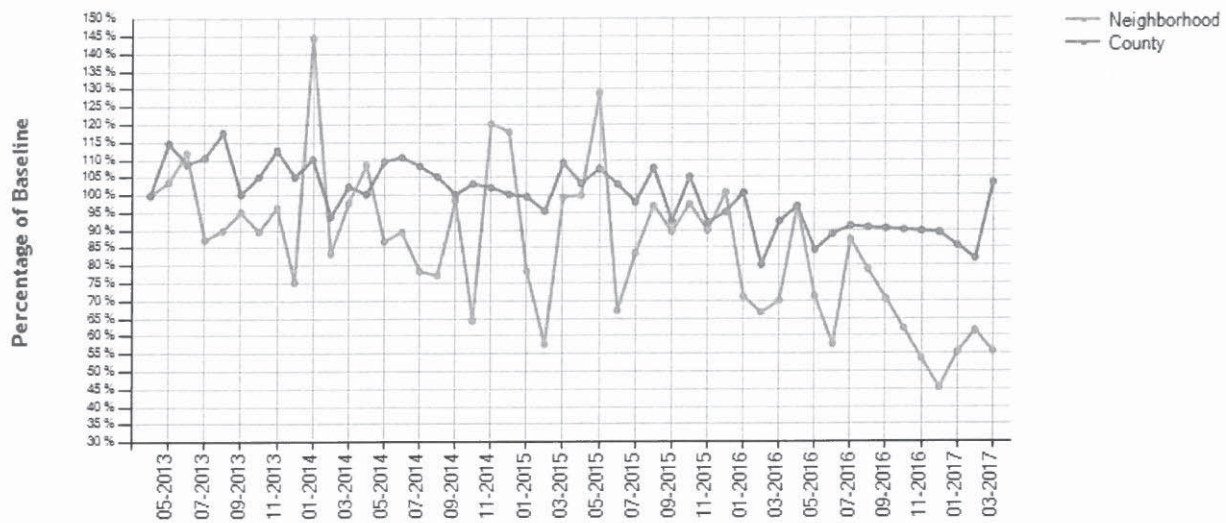
Comparables Sales

#	Prox.	Address	Sale Date	Price	\$/SF	Sq Ft	RM/Br/Bth	Year Built	Lot Area	Stories	Land Use
1	0.05	332 MALLARD CT PLEASANTVILLE, NJ 08232	04/10/2017	\$136,000	\$148/SF	918		2000	6,900	0	
2	0.26	1020 N NEW RD PLEASANTVILLE, NJ 08232	12/09/2016	\$36,874	\$42/SF	874		1956	8,237	0	
3	0.17	1047 KLINE AVE PLEASANTVILLE, NJ 08232	05/10/2016	\$65,000	\$74/SF	874		1956	8,581	0	



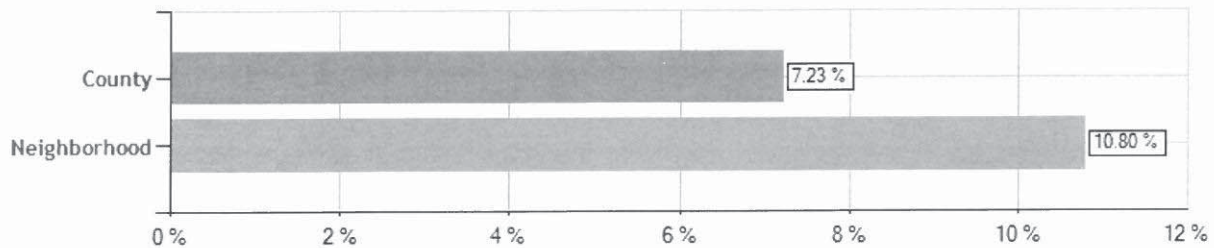
Price Trends

Neighborhood House Price Trends

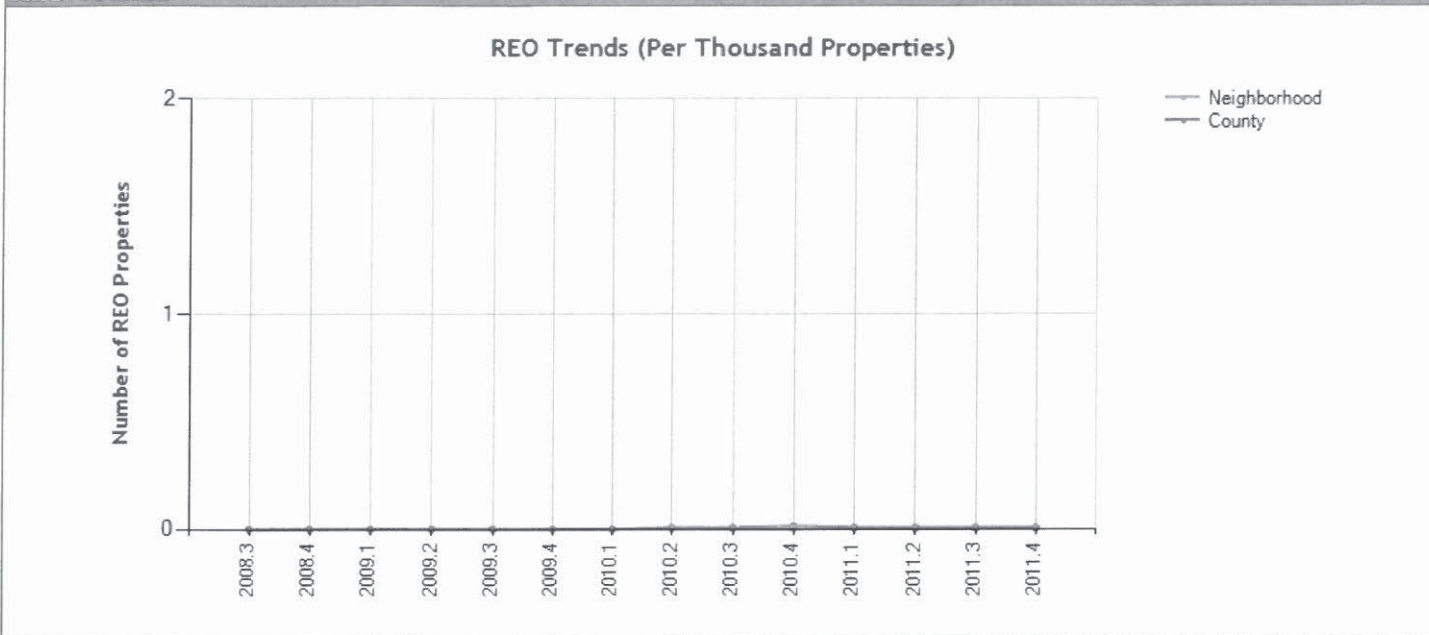


Market Activity

Percent of the housing stock that has sold in the last two years



REO Trends



Glossary

Forecast Standard Deviation - FSD

FSD is a probability factor that the accuracy of the automated valuation of a property is within the range of actual market values for like properties recently sold in the area. FSD is expressed as a whole number and ranges from 1 - 100. The lower the FSD number, the smaller the error in predicting actual market value.

Confidence Score

Confidence Score is a statistically calculated assurance of the accuracy of a property's estimated value provided by the BKFS AVM or Automated Valuation Model using analytics and market comparable sales data. The highest confidence score is 100 ranging downwards (lesser confidence in the accuracy of the estimated value) to about 65.

Confidence Level

A high confidence level or a high level of assurance that the property's estimated value is accurate falls between 100 - 90. Medium confidence level, 89 - 80. Lowest confidence level 79 and less.

Estimated Value Range

The possible high and low value for subject property based on marketing factors such as condition and location of the subject property.

Comparable Sales

Data from recent sales transactions are fed into the analytical models to generate a value estimate for subject property. The sales transactions presented are only a sub set of the total transactions considered by the multiple valuation methodologies utilized to derived a single value conclusion.

Data Sources

Primary data sources are Black Knight public records (Transaction deed / mortgage / Default data) and MLS data.

Black Knight Data & Analytics' industry leading, comprehensive residential property data is the most current and accurate data available. Our data helps businesses and government agencies make critical decisions, identify at-risk mortgage loans, improve business performance, develop highly targeted marketing campaigns and much more.

We made a significant capital investment to expand our data - increasing its depth, coverage and currency - to create the industry leading U.S. property database. Our data covers 99.9% of U.S. property records from more than 3,000 counties, and includes:

- Nearly 500 million records on residential properties
- More than 200 data fields per record
- The most comprehensive datasets from tax assessor, deed, mortgage, pre-foreclosure, foreclosure, assignments and releases records

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